



## Recommendation for Action

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**File #: 21-2728, Agenda Item #: 4.**

**9/2/2021**

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### **Posting Language**

Approve an inducement resolution related to an application for private activity bond financing that authorizes an allocation of up to \$45,000,000 in private activity volume cap multi-family non-recourse bonds to AGC RBJ II, LLC, or an affiliated entity, for a proposed affordable multi-family development to be known as The Rebekah, located at 1320 Art Dilly Drive, Austin, Texas 78702.

### **Lead Department**

Housing and Planning Department.

### **Fiscal Note**

Up to \$45,000,000 of private activity bonds may be issued by the Austin Housing Finance Corporation for this project. These bonds are not obligations of the City of Austin or of Austin Housing Finance Corporation, and the full faith and credit of the City is not pledged to repay these bonds.

### **Prior Council Action:**

December 17, 2015 - Council approved Resolution No. 20151217-057, initiating amendments to the Waterfront Overlay, Land Development Code Section 25-2-735 (Festival Beach Sub-district Regulations), to increase allowable impervious cover, and directed the City Manager to process an ordinance to be presented to City Council for consideration after completion of the required public process.

June 23, 2016 - Council passed Ordinance No. 20160623-101, amending Land Development Code Section 25-2-735 relating to regulation of senior housing and mixed use development within the Waterfront Overlay.

### **For More Information:**

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Community Development Administrator, Neighborhood Housing and Community Development, 512-974-1091.

### **Council Committee, Boards and Commission Action:**

February 9, 2017 - The Austin Housing Finance Corporation (AHFC) Board authorized negotiation and execution of a loan to the Austin Geriatric Center, Inc. for an amount not to exceed \$3,000,000 for the Rebekah Baines Johnson Center tower rehabilitation and development of new multi-family senior housing at the site.

September 28, 2017 - AHFC Board approved an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$50,000,000 in private activity volume cap multi-family non-recourse bonds.

October 19, 2017 - AHFC Board conducted a public hearing to receive public comment regarding the issuance of up to \$50,000,000 dollars of multi-family housing revenue bonds to be issued by AHFC for the Rebekah Baines Johnson Center.

December 14, 2017 - AHFC Board authorized an amendment to Motion No. 20170209-AHFC005 to increase

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the amount of a loan agreement with the Austin Geriatric Center, Inc., or an affiliated entity, in an amount equal to \$3,479,000 for a total loan amount not to exceed \$6,479,000 for the rehabilitation of senior housing at the Rebekah Baines Johnson Center and the development of new mixed-income housing on the site.

October 15, 2020: AHFC Board approved an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to \$37,000,000 in private activity volume cap multi-family non-recourse bonds, by AGC RBJ II, LLC, or an affiliated entity, for a proposed affordable multi-family development to be known as The Rebekah, located at 1320 Art Dilly Drive, Austin, Texas, 78702. Because of higher estimated construction costs, AHFC is requesting a higher inducement amount.

**Additional Backup Information:**

If approved, this inducement resolution will permit staff to submit an application to the Texas Bond Review Board that requests authority for AHFC to issue multi-family housing revenue bonds in an amount up to \$45,000,000 to assist with the development of The Rebekah by DMA Development Company, LLC (in partnership with the Austin Geriatric Center), or an affiliated entity. The property is located in Council District 3.

Regulations governing the issuance of revenue bonds for the purpose of financing affordable housing specify that the bonds are non-recourse, and the full faith and credit of the AHFC or the City of Austin is not pledged to repay the bonds.

**Proposed Project**

This is the second phase of the affordable housing portion of the Rebekah Baines Johnson Center development. The proposed development is for the rehabilitation of 225 units to be located at 1320 Art Dilly Drive, Austin, Texas 78702. Financing for the development is proposed to come in part from 4% Low Income Housing Tax Credits and private activity bonds issued by AHFC. When completed, RBJ Center will have a total of 502 units, 478 of which will be income-restricted and all reserved for persons aged 55 and older.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project's development information packet included as backup.

**Strategic Outcome(s):**

Economic Opportunity and Affordability.